

IN RE: PETITION FOR VARIANCE
W/S Ridge Road, 1,650' S of the c/l
Old Court Road
(2908 - 2910 Ridge Road)
2nd Election District
1st Council District

Joseph V. Miller, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-361-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Joseph V. and Jenette C. Miller, and their daughter and son-in-law, Teresa and Jerry Tasker. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet on both sides in lieu of the required 35 feet for a proposed single family dwelling. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Joseph and Jenette Miller, and Jerry and Teresa Tasker. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property consists of a gross area of 3.61 acres, more or less, zoned R.C.2, and is improved with a single family dwelling known as 2908 Ridge Road. The property is an "L" shaped parcel, with limited frontage along the Ridge Road; however, the property has an expanded width across the rear. The rear of the site is wooded and contains a forest buffer easement area, and abuts a stream.

Mr. & Mrs. Miller are desirous of subdividing their property to create two lots and conveying one lot to their daughter, Teresa Tasker, and her husband, Jerry Tasker. The proposed lot to be conveyed will be hereinafter known as Lot 2, and will contain 1.27 acres in area. Lot 2 will be approximately 116 feet wide along its frontage on Ridge Road, and approximately 109 feet wide along the rear property line. Lot 1 will be retained by Mr. & Mrs. Miller and consist of the remaining 2.34 acres and the existing

ORDER RECEIVED FOR FILING
Date 5/10/11
By [Signature]

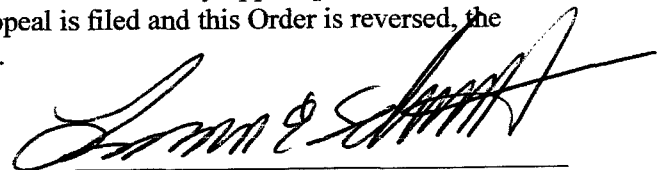
improvements. Lot 1 will be approximately 148 feet wide along its frontage on Ridge Road, and approximately 335 feet wide along the rear property line. Both lots are permissible under the R.C.2 zoning regulations insofar as density and area. However, variance relief is necessary for the proposed dwelling to be constructed on Lot 2. In this regard, Mr. & Mrs. Tasker indicated that they anticipate constructing a modular ranch-style home on the property. Because of the narrow width of the lot, relief is requested to permit 20-foot side yard setbacks in lieu of the required 35 feet. Testimony indicated that the nearest adjacent dwelling to the south of the proposed house is the Miller home and, obviously, they are not opposed to the request. To the north, an area of woods and wetlands separates the property from the nearest dwelling, which is apparently located a substantial distance away.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. The uniqueness of this lot is its narrow width and the environmental site constraints associated therewith. Thus, the Petitioners would suffer a practical difficulty if variance relief were denied. Moreover, I am persuaded that there will be no adverse impact on adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

10th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of May, 2001 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet on both sides in lieu of the required 35 feet for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 9, 2001

Mr. & Mrs. Joseph V. Miller
2908 Ridge Road
Baltimore, Maryland 21244-1044

RE: PETITION FOR VARIANCE
W/S Ridge Road, 1,650' S of the c/l Old Court Road
(2908 - 2910 Ridge Road)
2nd Election District - 1st Council District
Joseph V. Miller, et ux - Petitioners
Case No. 01-361-A

Dear Mr. & Mrs. Miller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a large, stylized flourish.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Jerry Tasker
2903 Ridge Road, Baltimore, Md. 21244-1044
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County ^{LOT 2}
for the property located at 2908-2910 RIDGE ROAD
which is presently zoned RCZ

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 (BCZR) to permit a proposed single family dwelling with side yard setbacks of 20 feet on both sides in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO BE DISCUSSED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

TERESA TASKER - Jerry Tasker
Name - Type or Print
Teresa Tasker - Jerry Tasker
Signature
2903 RIDGE RD. 410-655-9683
Address Telephone No.
BALTO. CO. MD. 21244-1044
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature
Company
Address Telephone No.
State Zip Code

Legal Owner(s):

JOSEPH V. MILLER
Name - Type or Print
Joseph V. Miller
Signature
JEUNETTE C. MILLER
Name - Type or Print
Janette Carol Miller
Signature
2908 RIDGE RD. 410-655-7725
Address Telephone No.
BALTO. CO. MD. 21244-1044
City State Zip Code

Representative to be Contacted:

JOHN C. MELLEMA SR. INC.
Name
5409 EAST DR 410-247-7488
Address Telephone No.
BALTO. CO. MD. 21227
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JNP/DD Date 3/14/01

ORDER RECEIVED FOR FILING

Case No. 01-361-A

Date 3/14/01
By _____



John C. Mellema, Sr. Inc.

5409 East Drive

Baltimore, MD 21227

(410) 247-7488 Fax (410) 247-2507

ZONING DESCRIPTION FOR #2908 RIDGE ROAD (LOT 1)
AND 2910 RIDGE ROAD (LOT 2)

ON THE WEST SIDE

SOUTH

BEGINNING FOR THE SAME AT A POINT IN RIDGE ROAD 1650 FEET MORE OR LESS FROM OLD COURT ROAD, THENCE RUNNING IN A SOUTHERLY DIRECTION WITH SAID ROAD FOR A DISTANCE OF 264 FEET MORE OR LESS, THENCE LEAVING SAID ROAD AND RUNNING IN A WESTERLY DIRECTION 242 FEET MORE OR LESS, THENCE SOUTHERLY 180 FEET MORE OR LESS, THENCE WESTERLY 165 FEET MORE OR LESS, THENCE NORTHERLY 444 FEET MORE OR LESS, THENCE EASTERLY 507 FEET MORE OR LESS TO THE PLACE OF BEGINNING CONTAINING 3.6 ACRES OF LAND MORE OR LESS. 2ND ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT

BEING THE SAME LAND DESCRIBED IN A DEED DATED FEBRUARY 28, 1968, RECORDED IN BALTIMORE COUNTY, MARYLAND IN DEED LIBER 4852 FOLIO 465 ALSO BEING KNOWN AS #2908 RIDGE ROAD & 2910 RIDGE ROAD

John C. Mellema, Sr.
John C. Mellema, Sr.
3/14/01

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

93031

No.

DATE 2/14/01 ACCOUNT 8301-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Tom Foster

FOR: 2910 Ridge Road (Lot 2)

31-361-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
3/16/2001 3:16:00PM 10:50:00 AM
CASHIER AND AMOUNT
RECEIPT # 17298
5 538 ZONING DEPARTMENT
CR NO. 093031

Receipt Tot 50.00
50.00 CR
BALTIMORE COUNTY, MARYLAND

CASHIER'S SIGNATURE

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-361-A
2910 Ridge Road (Lot 2)
W/S of Ridge Road, 1650' S
of Old Court Road
2nd Election District
1st Councilmanic District
Legal Owner(s): Janette C. & Joseph V. Miller
Contract Purchaser: Teresa & Jerry Tasker

Variance: to permit a proposed single family dwelling with side yard setbacks of 20 feet on both sides in lieu of the required 35 feet each.
Hearing: Friday, April 27, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 867-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 867-3391.
4/11/8 April 12 C462110

CERTIFICATE OF PUBLICATION

_____ 4/13/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/12/2001

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-361-A

Petitioner/Developer: _____

TERESA & JERRY TASKER

Date of Hearing/Closing: 4-27-01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

2910 RIDGE ROAD (LOT 2)

The sign(s) were posted on APRIL 11, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE

CASE # 01-361-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 467, COUNTY COURTS

PLACE: 401 DOOLEY AVENUE

DATE AND TIME: FRIDAY, APRIL 27, 2001
AT 11:00 AM

REQUEST: VARIANCE TO PERMIT A PROPOSED

SINGLE FAMILY DWELLING WITH SIDE

YARD SETBACKS OF 20 FEET ON BOTH

SIDES IN LINE OF THE REAR YARD

35 FEET EACH

②

APPLICANTS ARE TO BE KEPT ADVISED OF ANY CHANGES AND ANY ACTIONS NECESSARY
BY CONTACTING THE ZONING COMMISSIONER AT 410-386-7000

IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CONTACT THE ZONING COMMISSIONER AT 410-386-7000

APPROVED: [Signature]

ZONING NOTICE
CASE # 01-361-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 467, COUNTY COURTS
PLACE: 401 DOOLEY AVENUE
DATE AND TIME: FRIDAY, APRIL 27, 2001
AT 11:00 AM
REQUEST: VARIANCE TO PERMIT A PROPOSED
SINGLE FAMILY DWELLING WITH SIDE
YARD SETBACKS OF 20 FEET ON BOTH
SIDES IN LINE OF THE REAR YARD
35 FEET EACH
APPLICANTS ARE TO BE KEPT ADVISED OF ANY CHANGES AND ANY ACTIONS NECESSARY
BY CONTACTING THE ZONING COMMISSIONER AT 410-386-7000
IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CONTACT THE ZONING COMMISSIONER AT 410-386-7000
APPROVED: [Signature]

APR 27 2001

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-366A

Petitioner: MILLER

Address or Location: 2908-2910 RIDGE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: TERESA TASKER

Address: 2903 RIDGE RD

BALTO. CO. MD. 21244-1044

Telephone Number: 410-655-9683

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 12, 2001 Issue – Jeffersonian

Please forward billing to:
Teresa Tasker
2903 Ridge Road
Baltimore MD 21244

410 655-9683

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-361-A
2910 Ridge Road (Lot 2)
W/S of Ridge Road, 1650' S of Old Court Road
2nd Election District – 1st Councilmanic District
Legal Owners: Jenette C & Joseph V Miller
Contract Purchaser: Teresa & Jerry Tasker

Variance to permit a proposed single family dwelling with side yard setbacks of 20 feet on both sides in lieu of the required 35 feet each.

HEARING: Friday, April 27, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

GDL

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 28, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-361-A
2910 Ridge Road (Lot 2)
W/S of Ridge Road, 1650' S of Old Court Road
2nd Election District – 1st Councilmanic District
Legal Owners: Jenette C & Joseph V Miller
Contract Purchaser: Teresa & Jerry Tasker

Variance to permit a proposed single family dwelling with side yard setbacks of 20 feet on both sides in lieu of the required 35 feet each.

HEARING: Friday, April 27, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon" with the number "672" written below it.

Arnold Jablon
Director

C: Jenette C & Joseph V Miller, 2908 Ridge Road, Baltimore 21244
Teresa & Jerry Tasker, 2903 Ridge Road, Baltimore 21244
John C Mellema Sr Inc, 5409 East Drive, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 12, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 20, 2001

Jenette C & Joseph V Miller
2908 Ridge Road
Baltimore MD 21244

Dear Mr. & Mrs. Miller:

RE: Case Number: 01-361-A, 2908 – 2910 Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Teresa & Jerry Tasker, 2903 Ridge Road, Baltimore 21244
John C Mellema Sr, 5409 East Drive, Baltimore 21227
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 26, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-357 and 361**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 22, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 26, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

357, 358, 359, 361, 362, 363

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: April 5, 2001

FROM: *Sub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 2, 2001
Item Nos. 357, 358, 361, 362, and 363

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-26-01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 361

JNP/D

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script, appearing to read 'P. J. Gredlein'.

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: March 30, 2001
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 26, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
357	8 Turk Garth
358	1017 Windsor Road
360	Rossville Boulevard and Pulaski Highway
361	2910 Ridge Road
363	405 Crisfield Road

RE: PETITION FOR VARIANCE
2908-2910 Ridge Road, W/S Ridge Rd,
1650' S of Old Court Rd
2nd Election District, 1st Councilmanic

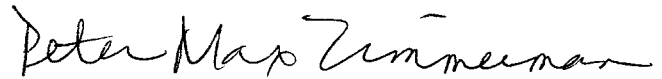
Legal Owner: Joseph V. & Jenette C. Miller
Contract Purchaser: Jerry & Teresa Tasker
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-361-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to John Mellema, 5409 East Drive, Baltimore, MD 21227, representative for Petitioners.



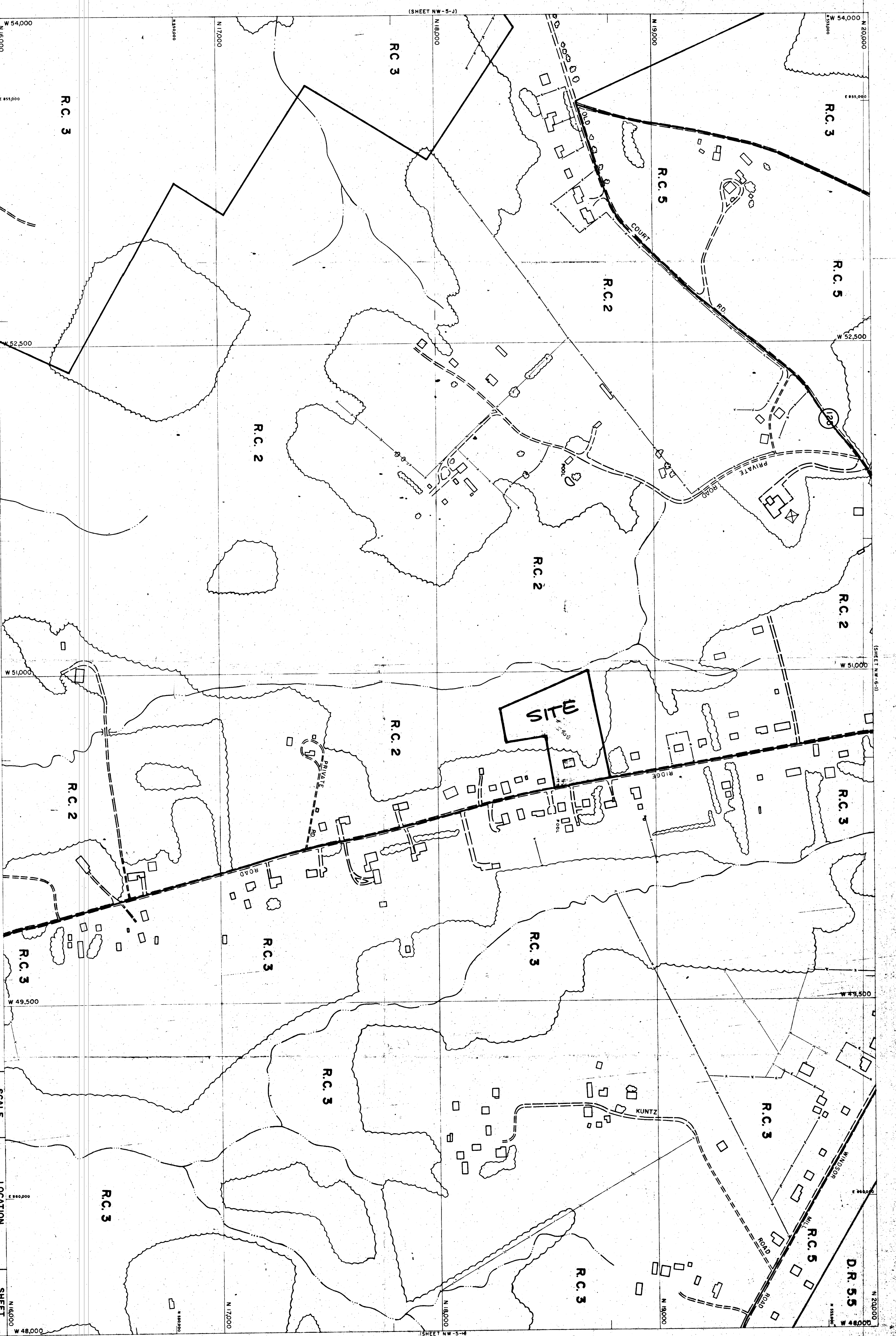
PETER MAX ZIMMERMAN

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

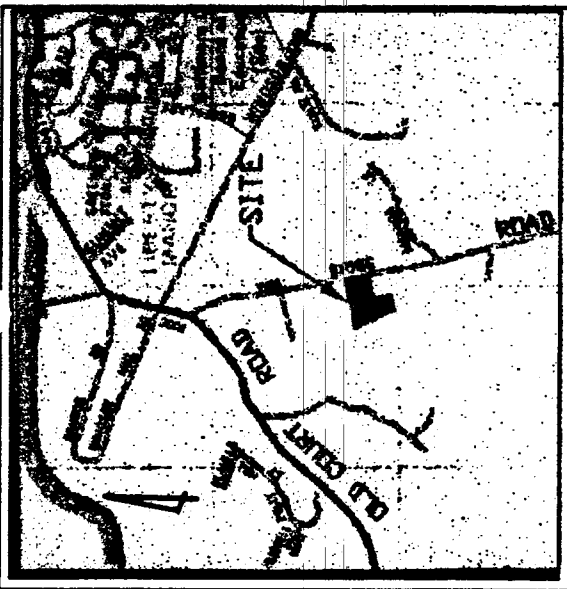
1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Karin Kaminsky
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	RANDALLSTOWN
SHEET	N.W. 5-1



361

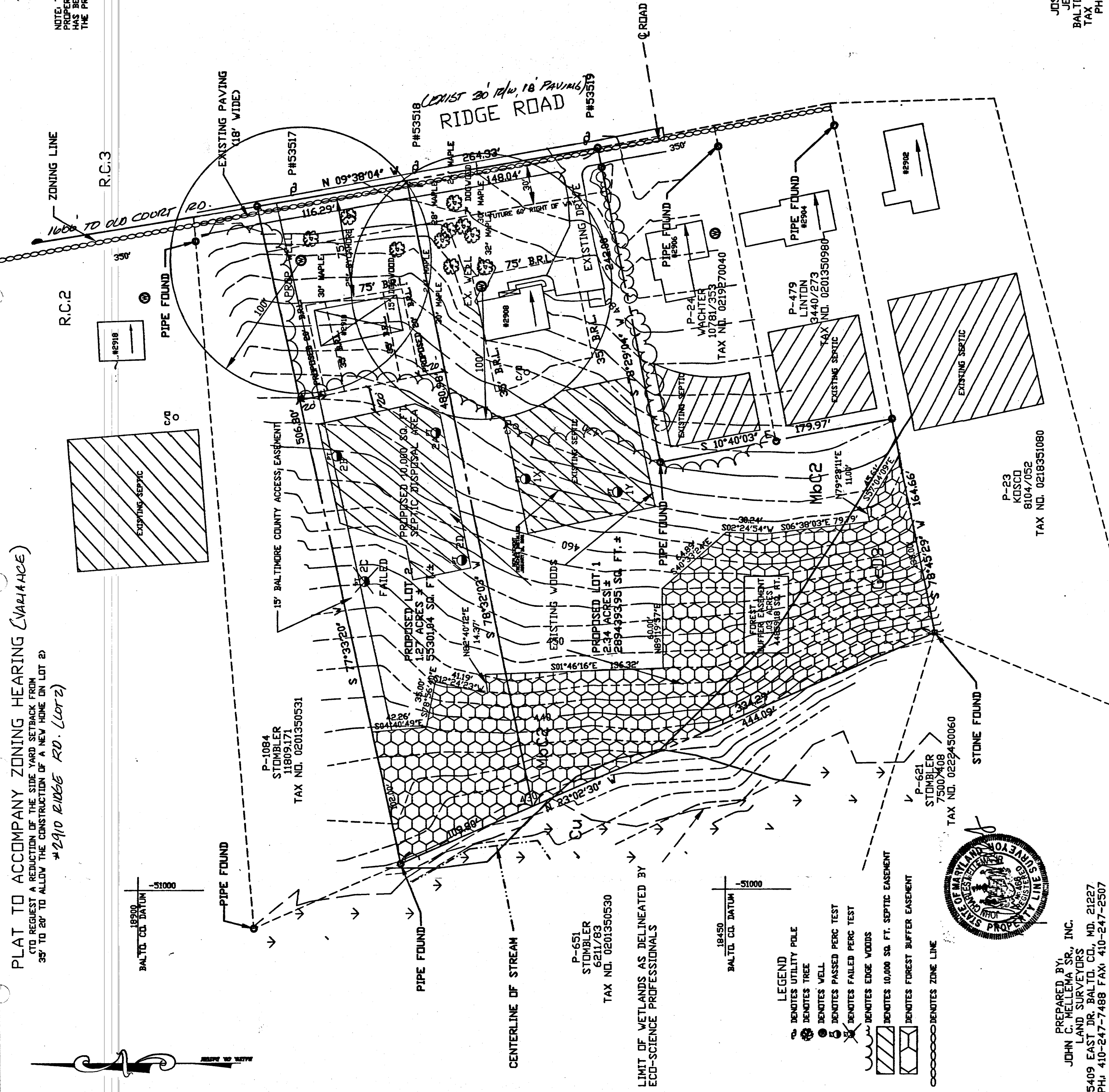


VICINITY MAP
SCALE: 1"=2000'

Handwritten signature/initials

LOCATION INFORMATION	
COUNCILMANIC DIST. 1	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ELECTION DIST. 2	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ZONING: RC2	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
1"=200' SCALE MAP N.W. 5-1	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
LOT SIZE: 3.61 ACRES	
SEWER	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
WATER	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SUBDIVISION NAME: N/A	
PRIOR ZONING HEARING: N/A	
DEED REFERENCE: 4852/465	
OWNER: JOSEPH V. MILLER & JENETTE C. MILLER	
TAX NO. 0213552260	
DATE: MARCH, 2001	
SCALE: 1"=50'	
ZONING OFFICE USE	
REVIEWED BY: JNP/DD	ITEM # 361
	CASE: 01-301-A

NOTE: THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN APPROVED AND IS IN THE PROCESS OF BEING RECORDED



PLAT TO ACCOMPANY ZONING HEARING (VARIANCE)

TO REQUEST A REDUCTION OF THE SIDE YARD SETBACK FROM 35' TO 20' TO ALLOW THE CONSTRUCTION OF A NEW HOME ON LOT 2
*2910 RIDGE RD. (Lot 2)

18990
BALTO. CCL DATUM
-51000

18450
BALTO. CCL DATUM
-51000

- LEGEND**
- DENOTES UTILITY POLE
 - DENOTES TREE
 - ⊙ DENOTES WELL
 - ⊗ DENOTES PASSED PERC TEST
 - ⊘ DENOTES FAILED PERC TEST
 - ▨ DENOTES EDGE WOODS
 - ▩ DENOTES 10,000 SQ. FT. SEPTIC EASEMENT
 - ▧ DENOTES FOREST BUFFER EASEMENT
 - DENOTES ZONE LINE



PREPARED BY:
JOHN C. MELLEM SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. CO., MD. 21227
PH: 410-247-7488 FAX: 410-247-2507

P-23
KOSCO
8104/052
TAX NO. 0218951080

P-621
STOMBLER
7500/408
TAX NO. 0222450060

P-1084
STOMBLER
11805/171
TAX NO. 0201350531

P-651
STOMBLER
621/783
TAX NO. 0201350530

OWNER
JOSEPH V. MILLER &
JENETTE C. MILLER
BALTO. CO., MD. 21244-1044
TAX ACCT. NO. 0213552260
PHONE: 410-655-7725

MINDR SUBDIVISION OF
MILLER PROPERTY
#2908 RIDGE ROAD
MINDR NO. 00-117-M
TAX MAP 87 GRID 2 PARCEL 25
ELECTION DISTRICT 2 COUNCIL DISTRICT 1
ZONING = RC2 ZONING MAP N.W. 5-1
R.P.D.# 311 CENSUS TRACT = 4022.02
BALTIMORE COUNTY, MARYLAND
DEED REFERENCE: 4852/465 (MILLER PROPERTY)
SCALE: 1"=50' MAY, 2000